



CHANDLER, AZ

## MARKET PROFILE 2023

**MAJOR RETAILERS** Apple, Anthropologie, Athleta, Barnes & Noble, Dillard's, Free People, H&M, Kendra Scott, LEGO, Lululemon, Macy's, Pottery Barn, Sephora, Urban Outfitters, SCHEELS (Coming Fall 2023)

**RESTAURANTS & ENTERTAINMENT** Cooper's Hawk Winery & Restaurant, The Cheesecake Factory, Wildflower Bread Company, Crayola Experience, Harkins 20 Theatre

**FOOD COURT** 10 units

**PROPERTY TYPE** Super-regional | **TOTAL SQUARE FEET** 1,320,000 | **BUILT** 2001

**FOR MORE INFORMATION** 602-953-6200 | [Macerich.com](http://Macerich.com)



# DEMOGRAPHIC SUMMARY

POPULATION	PRIMARY TRADE AREA		TOTAL TRADE AREA		PHOENIX-MESA-CHANDLER, AZ [MSA]	
2022 Total Population	644,753		1,402,540		5,009,506	
2027 Total Population	665,758		1,460,264		5,215,028	
2022-2027 Population Growth	3.3%		4.1%		4.1%	
HOUSEHOLDS						
2022 Total Households	250,974		511,113		1,852,549	
2027 Total Households	258,931		532,154		1,930,969	
2022-2027 Household Growth	3.2%		4.1%		4.2%	
INCOME						
Average Household Income	\$120,012		\$112,681		\$105,345	
Median Household Income	\$89,798		\$84,258		\$75,940	
Per Capita Income	\$46,706		\$41,093		\$39,038	
HOUSEHOLD INCOME RANGES						
\$50,000 +	193,168	77.0%	376,896	73.7%	1,280,947	69.1%
\$75,000 +	149,946	59.7%	288,245	56.4%	939,648	50.7%
\$100,000 +	112,810	45.0%	214,051	41.9%	674,029	36.4%
\$150,000 +	58,789	23.4%	107,576	21.0%	327,489	17.7%
AGE						
Median Age	36.6		34.2		36.6	
EDUCATION / OCCUPATION						
Bachelor’s Degree Plus	207,649	48.2%	364,683	41.1%	1,140,229	35.0%
White Collar	241,452	64.4%	461,949	60.6%	1,449,523	57.3%
RACE/ETHNICITY						
White	395,683	61.4%	867,499	61.9%	2,982,289	59.5%
Black/African American	38,405	6.0%	79,287	5.7%	293,792	5.9%
American Indian	17,809	2.8%	42,332	3.0%	127,110	2.5%
Asian	58,948	9.1%	93,581	6.7%	221,192	4.4%
Pacific Islander	2,001	0.3%	4,650	0.3%	12,828	0.3%
Other Race	131,906	20.5%	315,192	22.5%	1,372,295	27.4%
Hispanic or Latino	137,131	21.3%	338,426	24.1%	1,530,092	30.5%
Not Hispanic or Latino	507,622	78.7%	1,064,114	75.9%	3,479,414	69.5%
EMPLOYMENT / DAYTIME POPULATION						
	1 MILE		3 MILE		5 MILE	
Total Businesses	500		3,533		9,018	
Total Employees	8,614		51,591		132,358	
Daytime Population	16,461		107,154		279,309	

# TRADE AREA MAP



LEGEND

- ★ CHANDLER FASHION CENTER
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS

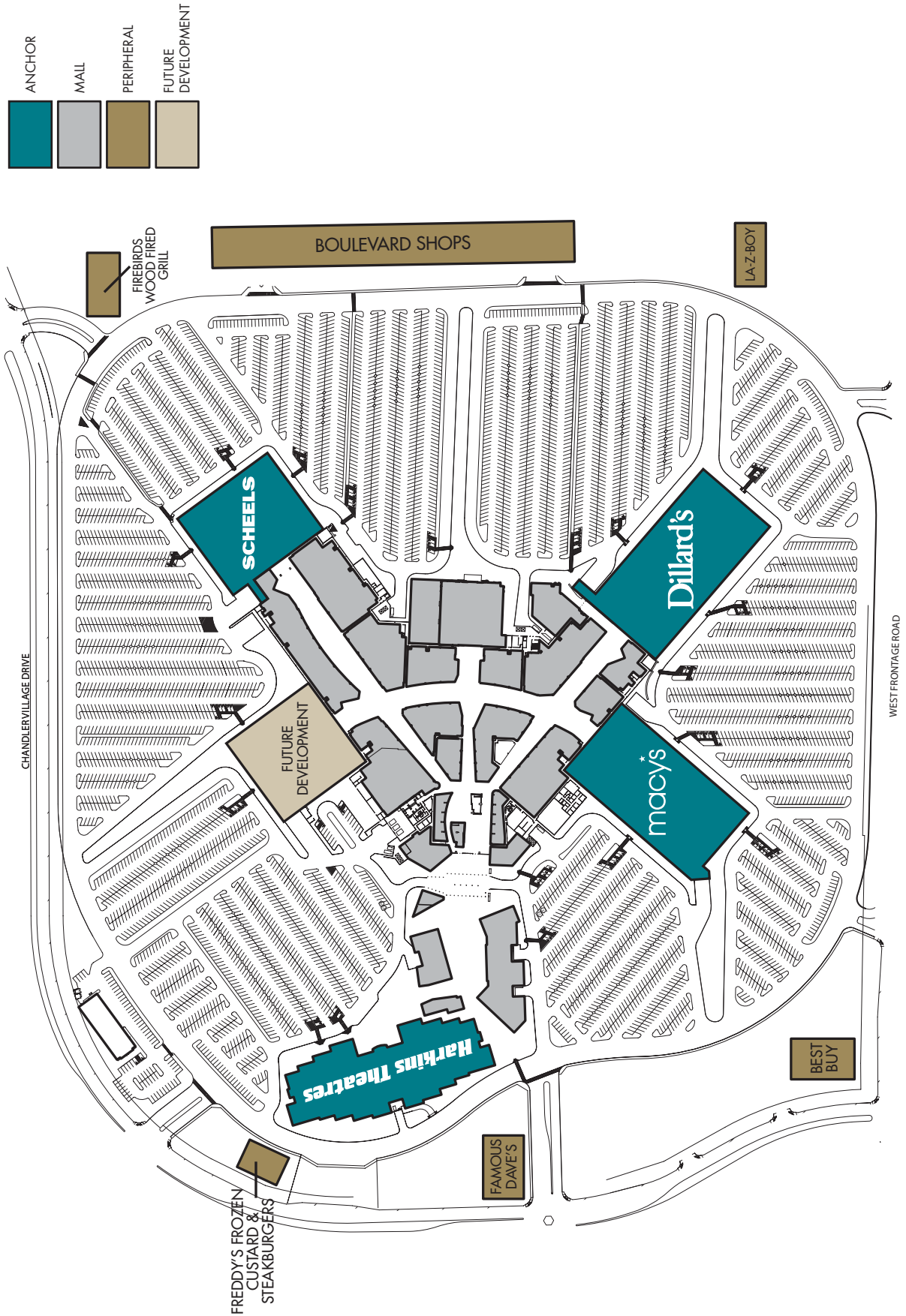


10% PCW





# SITE PLAN



# MARKET FACT SHEET

CHANDLER’S PRICE CORRIDOR  
KNOW AS THE “TECHNOLOGY  
CENTER” BOASTS 711  
BUSINESSES AND OVER  
**44,420 JOBS**  
AT COMPANIES SUCH AS  
AIR PRODUCTS, CVS HEALTH,  
MICROCHIP, GM FINANCIAL

CHANDLER’S 5 MAIN EMPLOYMENT  
CORRIDORS (AIR PARK, DOWNTOWN,  
PRICE CORRIDOR, UPTOWN AND WEST  
CHANDLER) ARE WITHIN 5 MILES OF  
THE CENTER AND ARE HOME TO  
76% OF THE JOBS IN CHANDLER.  
THERE ARE **2,590 BUSINESSES**  
AND OVER **99,000 JOBS**  
WITHIN THESE CORRIDORS.

**SCHEELS** IS OPENING ITS  
FIRST ARIZONA LOCATION AT  
CHANDLER FASHION CENTER  
IN FALL 2023, BOASTING  
A **220,000-SQUARE-FOOT**  
STORE AND HIRING MORE  
THAN **500 EMPLOYEES**

MORE THAN  
**19,000 STUDENTS** ARE  
ENROLLED EVERY YEAR  
AT CHANDLER-GILBERT  
COMMUNITY COLLEGE,  
6 MILES FROM THE CENTER  
  
**76% OF ADULTS** IN CHANDLER  
HAVE ATTENDED COLLEGE

THE AVERAGE ANNUAL  
HOUSEHOLD INCOME  
3 MILES FROM THE CENTER  
IS **\$125,535**, WHICH IS  
**\$20,000 MORE** THAN THE  
U.S. NATIONAL AVERAGE

**11 HOTELS** ARE WITHIN  
**1 MILE** OF CHANDLER FASHION  
CENTER HOUSING 1,440 ROOMS  
  
IN 2021, **INTEL ANNOUNCED**  
**A \$20 BILLION INVESTMENT**  
EXPANDING ITS SEMICONDUCTOR  
OPERATIONS IN CHANDLER,  
WHICH FURTHER ENHANCES  
THEIR LARGEST U.S. FACTORY

SERVICED BY  
**2 INTERNATIONAL AIRPORTS**  
Phoenix Sky Harbor (44.4 million passengers) and  
Phoenix-Mesa Gateway (1.8 million passengers)  
  
CHANDLER MUNICIPAL AIRPORT  
SERVICES MORE THAN 200,000  
OPERATIONS ANNUALLY, MAKING IT  
**ONE OF THE NATION’S BUSIEST**  
**GENERAL AVIATION AIRPORTS**

**#1 BEST PLACE** TO BECOME WEALTHY (SMART ASSET, 2020)  
**#2 BEST PLACE** TO LIVE IN THE PHOENIX AREA (NICHE, 2020)  
**9TH SAFEST CITY** IN AMERICA (WALLET HUB, 2020)  
**#11 BEST CITY** TO WORK FROM HOME (SMARTASSET, 2021)  
**330 PUBLIC OR CHARTER SCHOOLS** WITH MORE THAN 240,000 STUDENTS  
IN THE TRADE AREA  
**22 PRIVATE SCHOOLS** WITHIN 5 MILES OF THE CENTER, SERVING 3,734 STUDENTS

## YEARLY SALES

JAN	7.21%	MAY	8.20%	SEP	7.61%
FEB	7.25%	JUN	8.12%	OCT	7.51%
MAR	8.40%	JUL	8.69%	NOV	8.21%
APR	8.26%	AUG	7.19%	DEC	13.34%



MAJOR RETAILERS INCLUDE:

MACY'S	SCHEELS	BEST BUY	KENDRA SCOTT	SEPHORA
DILLARD'S	ANTHROPOLOGIE	COACH	LEGO	THE CHEESECAKE FACTORY
HARKINS 20 THEATRE	APPLE	FREE PEOPLE	LULULEMON	URBAN OUTFITTERS
CRAYOLA EXPERIENCE	BARNES & NOBLE	H&M	POTTERY BARN	VICTORIA'S SECRET

NORTH

